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**S-4376**  
**MILLS MINOR SUBDIVISION**  
**Minor-Sketch Plan**

**STAFF REPORT**  
**April 25, 2013**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioners, James E. & Juliet A. Mills (represented by Doug Hall of Vester and Associates, Inc.) are seeking primary approval to replat two single-family lots into one. The 0.604 acre site is located on the north side of Grapevine Drive at the Grapevine Boulevard intersection, in Winding Creek Subdivision, Tippecanoe 30(NE)24-4.

**AREA ZONING PATTERNS:**

These lots are zoned R1, as are all surrounding properties. Farther west and south is R1B zoning.

**AREA LAND USE PATTERNS:**

The east lot (Lot 110 in Winding Creek, Section 1) is occupied by a single-family home. The west lot (Lot 88 in Winding Creek, Section 6) is vacant. All of the lots in Section 1 have been built out. Section 6 was recorded last August and is actively under development.

**TRAFFIC AND TRANSPORTATION:**

Grapevine Drive is classified by the *Thoroughfare Plan* as a rural local road.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Both lots are served by sanitary sewer (American Suburban Utilities) and water (Indiana American Water Company). Drainage for these lots was designed, approved and implemented through the previous major subdivision processes. All utility and drainage easements are shown as originally platted. There are utility and drainage easements on either side of the shared lot line that will be eliminated in this replat. There are electric, cable and phone lines in these easements. However, there is no intent to build across this area, as is typical with a replat like this. The owners' only desire with this replat is to combine their two lots into one for tax purposes.

**CONFORMANCE WITH UZO REQUIREMENTS:**

All setbacks are shown correctly, as they were originally platted.

**STAFF RECOMMENDATION:**

Conditional primary approval, contingent on the following:

A. Conditions

**FINAL PLAT** – The following items shall be part of the Secondary Application and Final Plat approval:

1. All existing easements, covenants or restrictions shall be shown and referenced with the corresponding recording information (Document Number and date recorded).
2. All required building setbacks shall be platted.
3. The street addresses and County Auditor's Key Number shall be shown.